

Special Meeting  
Thursday, June 15, 2015

Springview Government Center  
3130 E. Main Street  
Springfield, Ohio 45505

Mr. Tim Greenwood, Chairperson of the Board of Zoning Appeals, calls the meeting to order at 2:00 p.m.

Present: Mr. Tim Greenwood, Mr. Don Wallace, Mr. Rick Smith, Mr. Kyle Powell,  
Mr. Jack Spurlock and Mr. Dave Minard

Absent: None

Also Present: Mr. Allan Neimayer, Clark County Community Development, and other interested persons.

Chairperson Greenwood explains how the meeting will be held. Everyone will need to sign in that will be speaking. Staff will present the report and the Board will ask questions to Staff. The proponents will be able to speak followed by the opponents. Everyone will be sworn in before they speak. Rebuttal by the Applicant will follow, if desired.

Chairperson Greenwood asks the Board if anyone needs to Abstain. Hearing none, he asks the Staff to present the case.

**BZA-2015-05: Variance Case ~ Property Owners/Applicants: Mark and Anita Weldy ~ Green Township ~ Located at 5033 S. Pitchin Road**

Mr. Neimayer stated that the subject property is located at 5033 S. Pitchin Road in Green Township. The property is zoned A-1 (Agricultural District). The Applicants are requesting a variance to Chapter 8, Section B, 3, a) to allow a 40 ft. by 47 ft. pole barn (an accessory structure) in the front yard. That section of the zoning regulations requires accessory structures to be in the rear yard.

Mr. Neimayer stated that the leach field is located on the southeast side of the property. The Applicants would like to use the existing driveway for access to the pole barn. In addition to the pole barn, the Applicants plan to construct a second accessory structure – 28 ft. by 32 ft. – six feet north of the garage as shown on the Applicant's plot plan. The combined sq. ft. of both accessory structures would be 2,775 sq. ft., which is less than the combined maximum 3,000 sq. ft. allowed under Table 8.1.

Mr. Neimayer stated that he would answer any questions from the Board at this time.

Mr. Powell asked Mr. Neimayer to explain the difference between the yellow and the white lines on the map displayed.

Mr. Neimayer stated that the lines show the contour of the land.

Mr. Wallace asked where the leach field is located.

Mr. Neimayer stated that it is south of the house.

Mr. Terry Shaffer, Building/Zoning Inspector, stated that he would like to inform the homeowner that anything wider than 36 feet including the overhang would require an engineer's stamp on the drawings.

Mr. Neimayer stated that is information that does not directly relate to the case, but is information about the building code.

Mr. Wallace asked for clarification on the side setback on the proposed 40 ft. by 47 ft. structure.

Mr. Neimayer stated that the plot plan indicates that the side setback is 68 feet to the north lot line.

Mr. Wallace asked if there have been any comments by neighbors.

Mr. Neimayer stated that he had not received any comments by neighbors.

Mr. Wallace asked when the neighbors were notified.

Mr. Neimayer stated that it was roughly two weeks ago.

Mr. Spurlock asked what the total acreage of the lot was.

Mr. Mark Weldy stated that the lot is approximately 1.76 acres.

Chairperson Greenwood opens this portion of the public hearing at 3:04 pm. and asked if anyone would like to speak in favor of the case. No one cared to speak.

Chairperson Greenwood asked if there was anyone that would like to speak in opposition. Hearing none he closed this portion of the public hearing at 3:05 pm.

Chairperson Greenwood asked if there were any further questions or comments from the Board.

Mr. Wallace stated that Mr. Weldy made some comments concerning contact with the neighbors and that he should have probably been sworn in.

Chairperson Greenwood reopened this portion of the public hearing at 3:06 pm.

Mr. Mark Weldy, whose address is 5033 S. Pitchin Road, stated that he had talked with his neighbors on the south side and the northeast corner, and Ron on the east side and the neighbors behind me. Those neighbors are actually helping with the dirt work for the project. Nobody had a problem with the proposed project.

Chairperson Greenwood closed this portion of the public hearing at 3:08 pm.

Mr. Wallace asked Mr. Neimayer for a larger perspective of the neighborhood.

Mr. Neimayer presented a slide and described some of the history of the neighboring properties.

Mr. Powell asked if the barn would impair vision when driving on the road.

Mr. Neimayer stated that there is no problem with site distance and that the County Engineers looked at the proposed site and had no problems with it.

Mr. Weldy stated that he would have preferred to have the structure on the north side of the property but the leech field will not permit that.

Chairperson Greenwood asked if there were any further questions for Staff from the Board. There were none. He asked for a motion.

**BZA: 06-13-2015: BZA-2015-05 ~ Variance Case ~ Property Owners/Applicants:  
Mark and Anita Weldy ~ Green Township ~ Located at 5033 S. Pitchin Road**

Motion by Mr. Wallace, seconded by Mr. Smith, to **Approve** the Variance as presented.

**VOTE: Yes: Mr. Wallace, Mr. Smith, Mr. Spurlock, Mr. Minard and Mr. Powell**

**No: None**

***Motion carries.***

### **STAFF COMMENTS**

Mr. Neimayer stated the next scheduled meeting will be June 25, 2015.

### ***ADJOURNMENT***

Chairperson Greenwood asks for a motion for adjournment.

**BZA: 05-14-2015 ~ Adjournment**

Motion by Mr. Powell, seconded by Mr. Spurlock, to adjourn the meeting.

***VOTE: Motion carries unanimously.***

The meeting was adjourned at 3:16 pm.

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Tim Greenwood, Chairperson